

Attn: James Bellamy
Department of Planning, Housing and Infrastructure
Energy Assessment
Locked Bag 5022
PARRAMATTA NSW 2124

Email: james.bellamy@dpie.nsw.gov.au

Dear James,

RE: LAMBRUK SOLAR FARM (SSD- 67436209) – REQUEST FOR INPUT INTO SEARS

I refer to your correspondence received on 8 February 2024 requesting Council's input into the draft Secretary's Environmental Assessment Requirements (SEARs) for the proposed Lambruk Solar Farm. The following advice provided for your consideration:

Public Consultation

- All documents accompanying the application, including the EIS and supporting technical studies, should be provided in electronic format so that the information can be readily distributed to the public.
- The EIS should build on the preliminary engagement process and document how any concerns raised by the community and/or Council during that process have been addressed.

Social Impact

- As mentioned in the Social Impact Assessment (SIA) Scoping Worksheet, the EIS should include detailed mitigation and enhancement measures to mitigate the social impacts identified as a result of the project.
- In addition, the EIS should also include details on the impact on housing market, demographics, and transport and traffic during the different phases of the project development including its end-of-life and post decommissioning phases.

Residential Receptors

- The EIS should clearly describe the proposed mitigation measures to mitigate the likely negative impacts on the residential receptors and detail the effectiveness of any such measures intended to be incorporated.

Waste & Contamination

- The management and disposal of waste at all stages of the development (i.e. disposal of packaging materials during construction and materials at decommissioning) should be addressed within the EIS and a Waste Management Plan should be submitted.

Council should not be left with any legacy issues at the end of life for the proposed development. In this regard, the EIS should clearly identify and describe the management of any waste associated with the decommissioning of the site.

- Potential sources of contamination and hazardous wastes should be identified in the EIS.

Biophysical Impacts

- Given the proximity of the solar farm to the existing biophysical features on the site, identification of the impacts on existing aquifers and the ground water table are to be detailed as a part of the EIS.
- Following up on the Landscape character analysis provided as a part of Scoping report, a Landscape modification analysis and impacts should be addressed as a part of the EIS, including mitigation measures adopted across the life cycle of the project including its post decommissioning phase

Agricultural Impact Assessment

- Council supports the preparation of an Agricultural Impact Assessment as identified in the EIS and investigation into possible agrisolar opportunities that are compatible with a project.

Visual Impacts

- Details of the proposed mitigation measures and their effectiveness must be demonstrated as a part a part of the EIS.

Transport

- A Traffic Impact Assessment (TIA) should be provided with the EIS that addresses traffic movements into and out of the site during the construction, and operational phases of the proposed development.
- As mentioned in the Scoping Report Section 3.2.1, the Traffic Impact Assessment must provide detailed analysis on the regional impact as result of the transportation of infrastructure from Ports to the development site.

Development Contributions

- Council recently adopted the Voluntary Planning Agreement Policy for Renewable Energy Projects 2023 at its Ordinary Meeting of 12 September 2023. This policy outlines Councils position in negotiating Voluntary Planning Agreements (VPA) for renewable projects. The policy requires a lump sum of 1.5% of Capital Value Investment (CIV) (adjusted annually for CPI), 50% of which is to be paid to Council on commencement of construction and the remainder to be paid on an annual basis for the life of the development.

At its Ordinary Meeting on 12 December 2023, Council updated its policy to provide flexibility as it is clear how much proposals can vary and emphasises the need for Council to be flexible, agile and responsive to varying circumstances.



- Council encourages the Applicant to be transparent in its calculation of neighbour agreements as part of the economic benefits of the Project. The calculation should be included in the EIS.

Thank you for the opportunity to provide comment on the draft SEARs for the proposed development. Should you require any further clarification about the matters raised in this correspondence, please contact Council's Development Assessment Planner, Aashreetha Koonu, on the below details.

Yours faithfully,



Sam Lobsey
Manager, Development

Contact: Aashreetha Koonu on (02) 6767 5507 or E-mail: a.koonu@tamworth.nsw.gov.au

20 February 2024

